



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS
Department of Agricultural Resources
21 West Experiment Station, University of Massachusetts
Amherst, MA 01003

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REQUEST FOR RESPONSE

STATE-OWNED AGRICULTURAL LAND RFR # AGR-SOAL-08

Submission due date: March 19, 2008

Contact: Barbara Hopson
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21 West Experiment Station
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Amherst, MA 01003
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PURPOSE

The Commonwealth of Massachusetts Department of Agricultural Resources is soliciting proposals for the agricultural use of eight (8) state-owned farmland properties located in Agawam, Danvers/Middleton, Grafton, Lakeville, Lancaster, Westborough, Westfield and Princeton.

The preparation and submission of any and all proposals is totally at the expense of the applicant.

The Commonwealth reserves the right to reject any and all proposals, which it might receive, and the right to negotiate with any and all applicants.

PROPERTY DESCRIPTIONS [Please refer to enclosed map(s) for individual properties]

1. PROPERTY 1 – FORMER CRIMINAL JUSTICE TRAINING CENTER, AGAWAM

12 +/- acres formerly Hampden County land located west of South Westfield Street and east of Pine Street in Agawam. The parcel has been used previously for a Pick-Your-Own vegetable operation. Soils on the parcel consist of Agawam fine sandy loam, 3-8% slopes; Merrimac fine sandy loam, 3-8% slopes and Windsor loamy sand, 3-8% slopes. Limited access is available off of South Westfield Street.

2. PROPERTY 2 – DANVERS AGRICULTURAL RESERVE – DANVERS/MIDDLETON

Approximately 205.4 acres, formerly part of Danvers State Hospital, located west of Route 1 surrounding former state hospital land and the Hogan Regional Center. Parcels 1-13 and 15-30 as described in M.G.L. Chapter 686 of the Acts of 1981. All fields have been in rotation of forage corn and grasses.

3. PROPERTY 3 – FORMER GRAFTON STATE HOSPITAL, WESTBOROUGH & SHREWSBURY

Parcel J: Nourse Street and Glen Street, Westborough. That certain parcel of land shown at LOT 1B AREA = 11.45 ACRES as shown on plan entitled “APPROVAL NOT REQUIRED PLAN LAND ON NOURSE STREET WESTBOROUGH, MA WORCESTER COUNTY, SCALE 1” = 100’, DATE: FEBRUARY 10, 2003 and recorded at Worcester County Registry of Deeds in Plan Book 844, Plan 38 Parcels C & D: 7 +/- acres located on the easterly side of Green Street in Shrewsbury. Parcel D is in need of some restoration.

4. PROPERTY 4 – FORMER TAUNTON STATE HOSPITAL, BRIDGE STREET, LAKEVILLE

Approximately 49.3 acres of gently sloping land located to the east of Route 105 on either side of Bridge Street. Soils types include Belgrade and Raynham silt loams, Deerfield sandy loam, Hinckley gravelly loamy sand and Windsor loamy sand. Capability classes include IIw, IIIw, and IIIs. The southernmost portions of parcels D & E are quite west. The land has been in silage corn with hay/grass rotation.

5. PROPERTY 5 – FORMER LANCASTER STATE INDUSTRIAL SCHOOL FOR GIRLS, LANCASTER

Approximately 34.8 acres at the Lancaster State Facility on the north and south side of Route 110 and Forbush Road in the towns of Lancaster and Bolton. Final configuration of Parcels B & C to be determined.

6. PROPERTY 6 – WESTBOROUGH STATE HOSPITAL, NORTHBOROUGH/WESTBOROUGH

Certain parcels of land as described in M.G.L. Chapter 329 section 1 of the Acts of 1994 located on the campus of the Westborough State Hospital, adjacent to the westerly side of Lyman Street, containing approximately 51.10 acres, more or less, and the easterly side of Lyman Street, containing approximately 22.70 acres, more or less, which have been used as active agricultural land, all acres being southerly of the intersection of Lyman Street and Talbot Street. Parcels have been in forage production.

7. PROPERTY 7 – WESTERN MASS. HOSPITAL, WESTFIELD

The property consists of approximately 46 acres of agricultural land in seven fields surrounding the hospital campus buildings on both sides of East Mountain Road. All fields have been in continuous vegetable production. Western Massachusetts Hospital is a 24-hour residential health care facility with a summer camp for handicapped children. For this reason, the hospital administration prefers organic management of the property. Proposals for IPM management may be considered provided NO restricted pesticides are applied anywhere on the property, synthetic pesticides are applied ONLY before 7:30 AM or after 5:00 PM when there is no wind, and a list of all chemicals to be used is submitted to the hospital administration and MDAR in advance of each growing season.

8. PROPERTY 8 – DCR WACHUSETT WATERSHED FIELDS 55 & 56, PRINCETON

Approximately 7.4 acres of land designated at Fields 55 & 56 located on the east and west sides of Worcester Road (Route 31) in Princeton. These fields are under the control of DCR and in order to protect the rights and safety of the general public including the continued supply of as high a quality drinking water as possible as well as to insure the reasonable exercise of agricultural use, the following conditions shall prevail: 1. The land is to be used for the production of hay only. 2. No herbicides or pesticides or raw manure may be used on any fields. Natural insect control measures such as pheromone traps and BT may be used. Chemical fertilizers and ground limestone may be used according to soil test results. The license holder must abide by the rules and regulations as stated in 350 CMR 11.00.

USE GUIDELINES

A license agreement will be negotiated and executed between the Commonwealth and the selected applicant(s) to outline the terms and conditions of use. Rental period shall be for five (5) years with an option to renew for an additional period of five (5) years.

If the applicant is not an individual doing business under his/her own name, the proposal must describe the status of the organization (whether a non-profit or charitable institution, a partnership, a business association, or a joint venture) and indicate the jurisdiction under whose laws it is organized and operating. Applicants must be residents of the Commonwealth or entities doing business in the Commonwealth, which have over half of their ownership or trusteeship held by residents of the Commonwealth. Immigrants and refugees are encouraged to apply.

Only proposals for agricultural uses will be considered. Uses must comply with the regulations promulgated under M.G.L. Chapter 20, Sections 13-19 (enclosed) and Department of Agricultural Resources policies to reduce pesticide use in the Commonwealth.

All applicants must complete the enclosed Applicant Information Sheet.

Each applicant is invited to submit additional information, which the Commonwealth may find useful in order to judge current financial capability and past performance on similar agricultural projects. The Commonwealth may request additional information from any applicant.

MINIMUM ACCEPTABLE RENT

The minimum acceptable rent for each property is listed below:

PROPERTY 1 – FORMER CRIMINAL JUSTICE TRAINING CENTER	<u>\$100.00/ACRE/YEAR</u>
PROPERTY 2 – DANVERS AGRICULTURAL RESERVE	<u>\$34.00/ACRE/YEAR</u>
PROPERTY 3 – FORMER GRAFTON STATE HOSPITAL - PARCEL J	<u>\$28.00/ACRE/YEAR</u>
PARCEL C	<u>\$28.00/ACRE/YEAR</u>
PARCEL D	<u>\$12.00/ACRE/YEAR</u>
PROPERTY 4 – FORMER TAUNTON STATE HOSPITAL	<u>\$40.00/ACRE/YEAR</u>
PROPERTY 5 – FORMER LANCASTER INDUSTRIAL SCHOOL	<u>\$20.00/ACRE/YEAR</u>
PROPERTY 6 – WESTBOROUGH STATE HOSPITAL	<u>\$40.00/ACRE/YEAR</u>
PROPERTY 7 - WESTERN MASS. HOSPITAL	<u>\$60.00/ACRE/YEAR</u>
PROPERTY 8 – DCR WACHUSETT WATERSHED FIELDS 55 & 56	<u>\$18.00/ACRE/YEAR</u>

A deposit of one year's rent must accompany the proposal in the form of a **certified** personal check, cashier's check, or money order made payable to: The Commonwealth of Massachusetts- Department of Agricultural Resources.

The Commonwealth will retain all deposit checks until proposal(s) have been selected. At that time, the selected applicants(s) checks(s) will be retained, and all other deposits will be returned.

SELECTION CRITERIA

The Department of Agricultural Resources will select applicant(s) to use the property based on a number of criteria including the following:

- willingness of the applicant to improve the property for agricultural use
- willingness of the applicant to carry out soil conservation measures recommended by the Plymouth County Conservation District and the Natural Resources Conservation Service
- commitment of applicant to reducing pesticide use
- management plans which include measures to prevent soil erosion and build soil fertility, such as cover-cropping
- demonstrated skill/experience of applicant

- proposed rental price
- any other relevant information

In its selection of applicants, the Department of Agricultural Resources reserves the right to negotiate with any and all applicants, to waive portions of the Request for Proposals, to waive any informality in a proposal, or to reject any and all proposals.

PROPOSAL SUBMISSION INFORMATION AND DEADLINE

Proposal forms must be submitted along with the Applicant Information Sheet and the required deposit check made payable to: Commonwealth of Massachusetts-Department of Agricultural Resources and any other relevant information no later than 5 PM. on Wednesday, March 19, 2008 to:

Barbara Hopson, Land Use Administrator
Department of Agricultural Resources
21 West Experiment Station
University of Massachusetts
Amherst, MA 01003
Telephone: 413-545-0179 Fax Number: 413-577-3820 e-mail: Barbara.hopson@state.ma.us

Envelopes must be marked in the lower left-hand corner with the following:

Proposal for use of state-owned farmland
To be opened: Wednesday, March 19, 2008 at 5 PM.

Envelopes not so marked are likely to be opened before that time and will have to be returned to the sender.

Proposals received by the Department of Agricultural Resources' Land Use Administrator later than 5 PM. on Wednesday, March 19, 2008 will be returned to their respective owners.

Applicants are cautioned to allow sufficient time for their proposals to be received by the Land Use Administrator. Applicants should mail their proposals at least one week prior to the deadline. Electronic or facsimile proposals are acceptable provided that the proposal is successfully received by the Land Use Administrator prior to the opening date and time.

Proposals will be opened and read at 10:00 AM on Thursday, March 20, 2008 and the successful applicants contacted. A list of applicants, including the proposed rental price and proposed use, will be available in the Department of Agricultural Resources Amherst office after 10:00 AM on Thursday, March 20, 2008.

APPLICANT INFORMATION SHEET

Proposers Name: _____

Address: _____

Telephone (home): _____ Telephone (business) _____

E-mail Address: _____

Farm Name: _____

Address (if different from home address above): _____

Years experience in farming: _____ Acres owned: _____

Type of farm operation: _____
(dairy, vegetable, fruit, etc.)

Crops currently produced and acreage	<u>CROP</u>	<u>ACRES</u>
	_____	_____
	_____	_____
	_____	_____
	_____	_____

Do you rent additional farmland? ☐ No ☐ Yes

If "yes", please fill in:	<u>Acres</u>	<u>Location</u>	<u>Use</u>
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

Are you currently a cooperator with your local Conservation District and Natural Resources
Conservation Service: ☐ Yes ☐ No

Bank Reference:

Name: _____

Address: _____

Telephone: _____